

PHA 5-Year and Annual Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires 8/30/2011

1.0	PHA Information PHA Name: <u>Louisiana Housing Authority</u> PHA Code: <u>LA903</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2012</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: <u>2,000</u>				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <u>See attachment</u> (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. <u>Main business office: 150 N. 3rd St., Suite 500, Baton Rouge, LA 70801</u> <u>PHA web site: http://www.doa.louisiana.gov/cdbg/DR/PHA/ProjBasedVoucher.htm</u>				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. <u>N/A</u>				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. <u>N/A</u>				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. <u>NA</u>				
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. <u>N/A</u>				
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. <u>N/A</u>				

9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p><u>Required in year of submission of 5-Year Plan</u></p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p><u>Required in year of submission of 5-Year Plan</u></p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p><u>Required in year of submission of 5-Year Plan. Also, see attachment.</u></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p><u>Required in year of submission of 5-Year Plan; See 2009 Annual Plan, p. 29 of 42.</u></p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

6.0 (a) . PHA Plan Update

Amendments to PHA Plan

The following plan elements have been revised.

1. Page 21 of 42 the Louisiana Housing Authority's Annual Plan for fiscal year 2009, as amended, contains a chart indicating preference points. The chart was replaced on August 22, 2011, as follows:

Preference	Points
1. Applicants in Tax Credit or other units designated for PSH under the Road Home Program, or receiving temporary housing under the Transitional Assistance Program, the Rental Housing Assistance Support Service, and the Rapid Rehousing Program, unless such households will be assisted otherwise	15--Absolute preference
2. Applicants with incomes not exceeding 30% AMI, or exceeding 30% of AMI only because two persons in the household receive Supplemental Security Income	15--Absolute preference
3. Permanent Supportive Housing Service Participant	9
4. Persons inappropriately institutionalized	8*
5. Homeless persons age 18-24	8**
6. Persons displaced by Hurricanes Katrina or Rita	5
7. Persons at risk of homelessness or living in transitional housing for persons who are homeless	2
8. Persons at risk of institutionalization	2
9. Homeless persons	1
10. Non-preference or standard applicant (none of the above)	0

All households must be PSH-eligible.

*Persons in this preference category will receive 8 preference points until the total number of persons served in this category reaches 200 participants. At that point, such persons will receive 2 preference points.

**Persons in the preference category will receive 8 preference points until the total number of persons served in this category is 6 participants.

Additional Status Update

LHA remains in a lease-up mode and as of July 1st we have been provided HUD funding for 1,615 baseline units.

As of August 31, 2011, there are 1,314 households on the program. 92% of households are extremely low income. The average gross annual income is \$8,529. All households are disabled. 37% of the households assisted are female-headed households with children. Of the 1,314 households assisted, 76% are Black/African American. 44% of the units leased are zero-bedroom or one-bedroom units.

HUD approved a waiver on June 30, 2011 to allow LHA to commit project-based vouchers to two-bedroom units for households requiring one-bedroom units. The waiver is only applicable to the elderly, disabled or displaced individuals. Any two-bedroom unit leased by a family that is eligible for a one-bedroom unit in accordance with the LHA's subsidy standards may not be approved unless the rent for such unit does not exceed 110% of the one-bedroom fair market rent. The waiver is effective for year from June 30, 2011.

As of August 31, 2011 there are 1,404 units under Housing Assistance Payment (HAP) contract. These units consist of 29 (2.1%) studios, 579 (41.2%) one-bedroom units, 459 (32.7%) two-bedroom units, 260 (18.5%) three-bedroom units, 75 (5.3%) four-bedroom units, one (.1%) five-bedroom unit and one (.1%) six-bedroom unit. A solicitation for owners interested in placing units on the program remains open.

There are approximately 2,552 households on waiting lists.

Administrative Plan

As lease-up continues, a number of changes in the "Section 8 Housing Choice Voucher Administrative Plan: Project-Based Vouchers for Permanent Supportive Housing" (Administrative Plan) have been found to be necessary. The Administrative Plan with these changes highlighted is on display at the main offices of LHA and on LHA's website.

11.0 (f) Resident Advisory Board (RAB) comments

The RABs are active in all six regions in the Gulf Opportunity Zone. The LHA held two RAB meetings in each region.

The dates of the meetings and number in attendance are:

- Region 1
 - Dates – September 2, 2010 and September 1, 2011
 - Attendance – Nine residents attended the first meeting and 16 attended the second meeting
- Capital Area Human Services District
 - Dates – May 12, 2011 and September 2, 2011
 - Attendance – Three residents attended the first meeting and ten attended the second meeting
- Jefferson Parish
 - Dates – August 18, 2010 and August 22, 2011

- One resident attend the first meeting and two attended the second meeting
- South Central LA Human Services Authority
 - Dates – June 24, 2011 and August 29, 2011
 - Attendance – Six residents attend the first meeting and 13 attended the second meeting
- Region 4
 - Dates – April 12, 2011 and September 12, 2011
 - Attendance – Approximately 8-12 residents attended the first meeting and nine attended the second meeting
- Region 5
 - Dates – April 12, 2011 and September 12, 2011
 - Attendance - 16 residents attended the first meeting and five attended the second meeting
- Florida Parishes Human Services Authority
 - Dates – February 22, 2011 and September 15, 2011
 - Five residents attended the first meeting and five attended the second meeting

All regional meetings followed the same agenda. Information on updates to the draft 2012 PHA Plan were discussed and the date and time for the 2012 PHA Plan public hearing to be held in Baton Rouge.

Also reiterated was the purpose of the RAB and the many ways that a working RAB could benefit PSH participants. Educational meetings with speakers such as police and fire personnel on crime prevention, safety, self-defense, etc. were suggested along with recreational activities such as picnics and activities for children. Also suggested was the development of a phone tree to ensure that residents have an evacuation plan in the event of another disaster. Other discussion consisted of the RAB making recommendations to the LHA on improvements and resolutions for problems that exist in PBV units, HQS inspections, confidentiality issues, and tenant rights.

The LHA received eight comments from residents in PSH concerning the update to the draft 2012 PHA plan. All six regions are represented in the comments received. Comment sheets were dispersed and collected from residents attending the second regional RAB meetings.

All comments were collected during the 45 day public comment period.

All comments were in favor of the update and are included below as submitted:

1. I think this is an awesome thing the program is doing for 18-24 years. They deserve a chance in life also.
2. I am glad to hear about this new amendment. I just wish the process could be faster. I attend Bible study on Tuesday nights and we will lift PHA up in our prayers.
3. I think that would be a good idea to help people who don't have anywhere to live at all.

4. I think it is very important what you all are doing for the young people. Keep the good work up.
5. I agree with the program.
6. I feel that 18-24 is fair.
7. This program would give these people hope and let them know somebody cares about them.
8. I think it is important to help special people every year. I commend you all.

11.0 (g) Challenged Elements

There were no challenged elements at the October 3, 2011 Annual Plan public hearing.

PHA Certifications of Compliance with PHA Plans and Related R e g u l a t i o n s

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/30/2011

PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or xx Annual PHA Plan for the PHA fiscal year beginning, January 1, 2012, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Louisiana Housing Authority

LA 903


PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 - 20

Annual PHA Plan for Fiscal Years 20 - 20

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

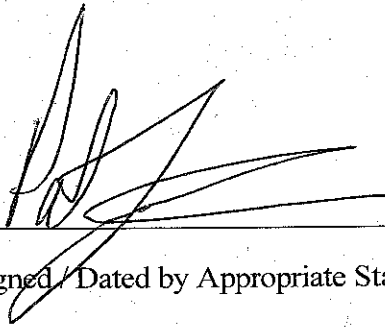
Name of Authorized Official: Thomas Brennan	Title Executive Director
Signature 	Date 10-4-2011

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB# 2577-0226
Expires 08/30/2011**

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Patrick Forbes the Executive Director certify that the Five Year and
Annual PHA Plan of the Louisiana Housing Authority is consistent with the Consolidated Plan of
the State of Louisiana - OCD prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

Executive Director, Office of Community
Development

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 08/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Louisiana Housing Authority
PHA Name

LA 903
PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official
Thomas Brennan

Title
Executive Director

Signature



Date

8/18/2011